

Staff Summary Report



Hearing Officer Hearing Date: May 15, 2007

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by the **LANGE RESIDENCE (PL070182)** located at 8830 South Shannon Drive for one (1) use permit.

DOCUMENT NAME: 20070515dssa04

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **LANGE RESIDENCE (PL070182)** (Jeff Dietz/Dietz Design, applicant; Dirk Lange, property owner) located at 8830 South Shannon Drive in the AG, Agricultural District for:

ZUP07054 Use permit for an accessory building (gazebo or ramada).

PREPARED BY: Steve Abrahamson, Senior Planner (480-350-8359)

REVIEWED BY: N/A

FINAL REVIEW BY: Lisa Collins, Planning Director (480-350-8989)

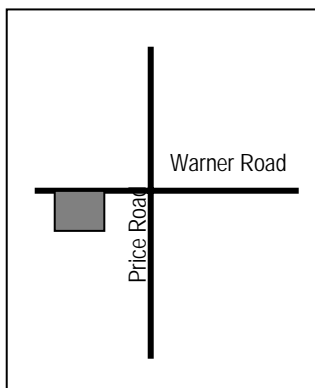
A handwritten signature in black ink, appearing to be 'L Collins', written over the printed name.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to Conditions 1 - 2.

ADDITIONAL INFO: The Lange Residence is requesting a use permit for a detached accessory building (gazebo or ramada) to be located next to the main residence outside the north side yard setback. The proposed accessory building is a component of a larger project including a new, attached garage. Staff recommends approval of the use permit in that it is compatible with the existing residence and meets the necessary criteria. To date, no public input has been submitted for this request.



ATTACHMENTS:

1. List of Attachments
 2. Comments; Reason for Approval; Conditions of Approval
 3. History, Facts/Description,
Zoning & Development Code Reference
-
- A. Location Map(s)
 - B. Aerial Photo(s)
 - C. Letter of Intent
 - D. Site plan
 - E. Elevations

COMMENTS:

The Lange Residence is requesting a use permit for a detached accessory building (gazebo or ramada) to be located next to the main residence outside the north side yard setback. The site is located at 8830 South Shannon Circle in the AG, Agricultural District and is a corner lot at the start of a cul-du-sac. The proposed building will be used as a shade structure as well as a pavilion for outdoor dining and entertaining.

To date, no public input has been submitted for this request.

Use Permit

The Zoning and Development Code requires a use permit for accessory buildings that exceed two hundred square feet (200 s.f.) in area and/or eight (8) feet in height. The structure must be placed at the required building setback for the district. The proposed structure is approximately six-hundred and eighty-four square feet (684 s.f.) in building area, fifteen feet, eight inches (15'-8") in height and is located outside the required side yard building setback for the AG, Agricultural District. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - No potential nuisances.
- c. Compatibility with existing surrounding structures and uses;
 - The proposed building is compatible with surrounding structures the uses.

Conclusion

Staff recommends approval of the use permit, subject to conditions of approval.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust vibration or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the building safety division.
2. Detached structure to be compatible in design, materials and color with main dwelling.

HISTORY & FACTS:

December 7, 1984 Final inspection of a single-family residence.

July 16, 1985 Final inspection of a 500 s.f. swimming pool.

DESCRIPTION:

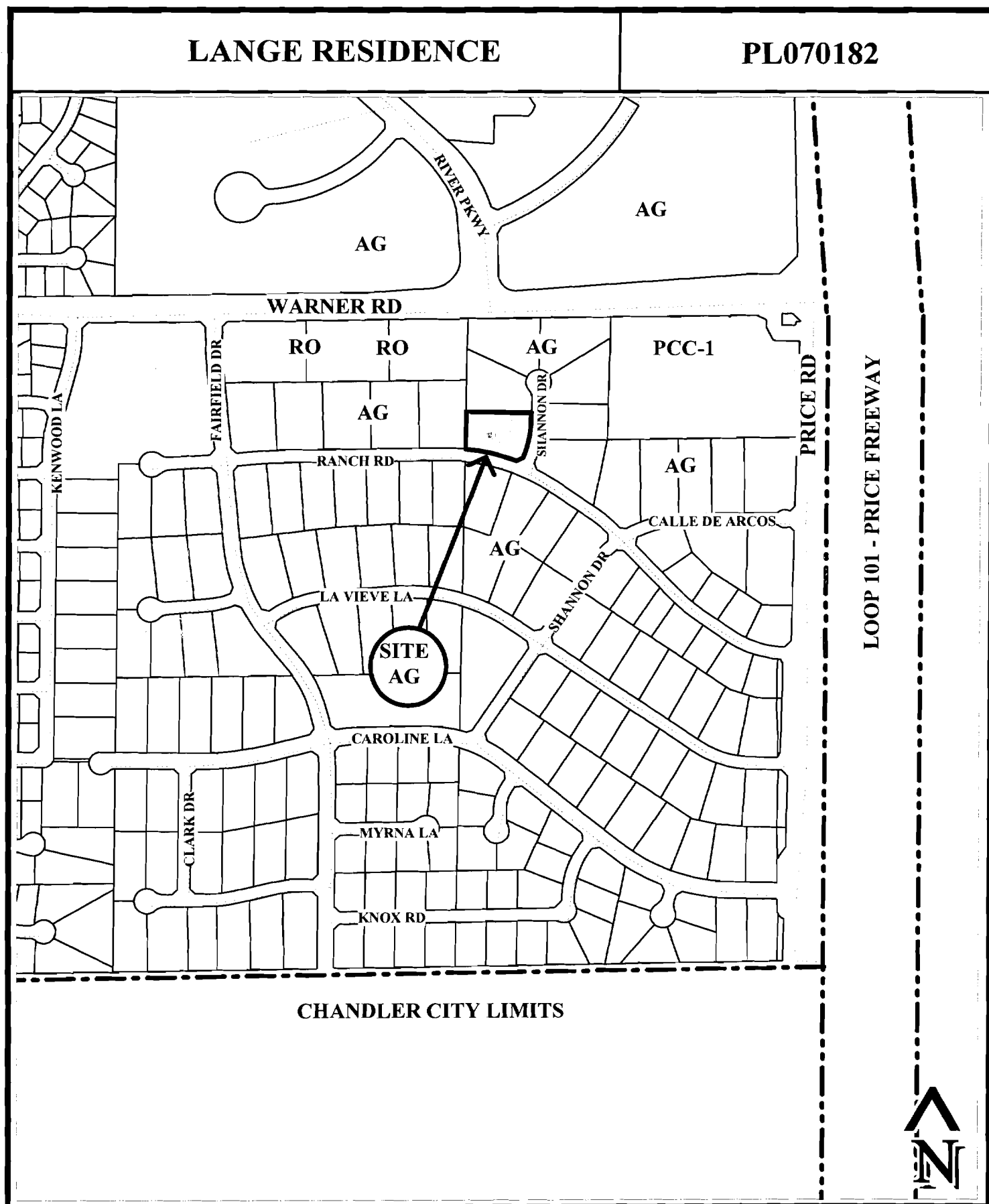
Owner – Dirk Lange
Applicant – Jeff Dietz/Dietz Design
Existing zoning – AG, Agricultural District
Lot Size – 44,627 s.f. / 1.02 Acres
Existing Home Area – 7,403 s.f.
Proposed Accessory Building Area - 684 s.f.
Maximum Lot Coverage – 25%
Proposed Lot Coverage – 21%
Accessory Building Height – Approximately 13'8"

**ZONING AND
DEVELOPMENT****CODE REFERENCE:**

Section 3-401- Accessory Buildings, Uses and Structures
Section 6-308 – Use Permits

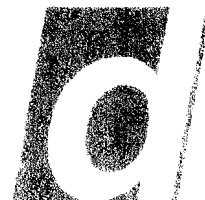
LANGE RESIDENCE

PL070182





LANGE RESIDENCE (PL070182)



Dietz Design
a Limited Liability Company

Architecture - Planning

4/9/07

City of Tempe
Board/Commission
Development Services Department
31 East Fifth Street – Garden Level
Tempe, AZ. 85281

RE: Use Permit- 8830 S. Shannon Dr.

We are requesting the approval of a detached 884 s.f. gazebo structure within the "side yard", and outside of the side yard setback of 15', please refer to the attached site plan and elevations.

Jeff Dietz
Dietz Design, LLC

PROJECT DATA

ADDRESS: 8830 S. SHANNON DRIVE
TAMPA, FL 33626
OWNER: LANGE RESIDENCE
CIRCLE 9 BLVD
LOT # 190
ZONING: AO
APPLICANT: A. GAZBO ADDITION
DATE: 11/11/2010
PROJECT: NEW GARAGE ADDITION
SHEET: 1 OF 1
SCALE: 1/4" = 1'-0"



Dietz Design, Inc.
Architectural - Planning
8830 S. SHANNON DRIVE, SUITE 1
TAMPA, FL 33626
PH: (813) 847-0000
WWW.DIEZDESIGN.COM

RESIDENTIAL (R-1)
1,943 SF
1,943 SF
1,943 SF

CONSTRUCTION TYPE
FOUNDATION
FOUNDATION

EXISTING AREA UNDER ROOF
NEW ADDITION (GARAGE)
NEW ADDITION (GARAGE)

CITY OF TAMPA UTILITY DEPARTMENT
1. 200 INTERNATIONAL RESIDENTIAL CODE (IRC)
2. 200 INTERNATIONAL BUILDING CODE (IBC)
3. 200 INTERNATIONAL PLUMBING CODE (IPC)
4. 200 INTERNATIONAL ELECTRICAL CODE (NEC)
5. 200 INTERNATIONAL MECHANICAL CODE (IMC)
6. 200 INTERNATIONAL FIRE CODE (IFC)
7. 200 INTERNATIONAL FIRE CODE (IFC)

SHEET INDEX
A.1 SITE PLAN PRELIMINARY
A.2 EXISTING AND PROPOSED
A.3 FOUNDATION PLAN
A.4 FLOOR PLAN
A.5 ROOF PLAN
A.6 MECHANICAL PLAN
A.7 ELECTRICAL PLAN
A.8 GAZBO PLAN

SCOPE OF WORK
DESIGN AND CONSTRUCTION OF THE GAZBO AND NEW GARAGE ADDITION TO THE NORTH SIDE OF THE EXISTING GARAGE.

REVISIONS
NO. DESCRIPTION
DATE
BY
CHECKED BY

VICINITY MAP
NTL

A-1
SHEET NUMBER

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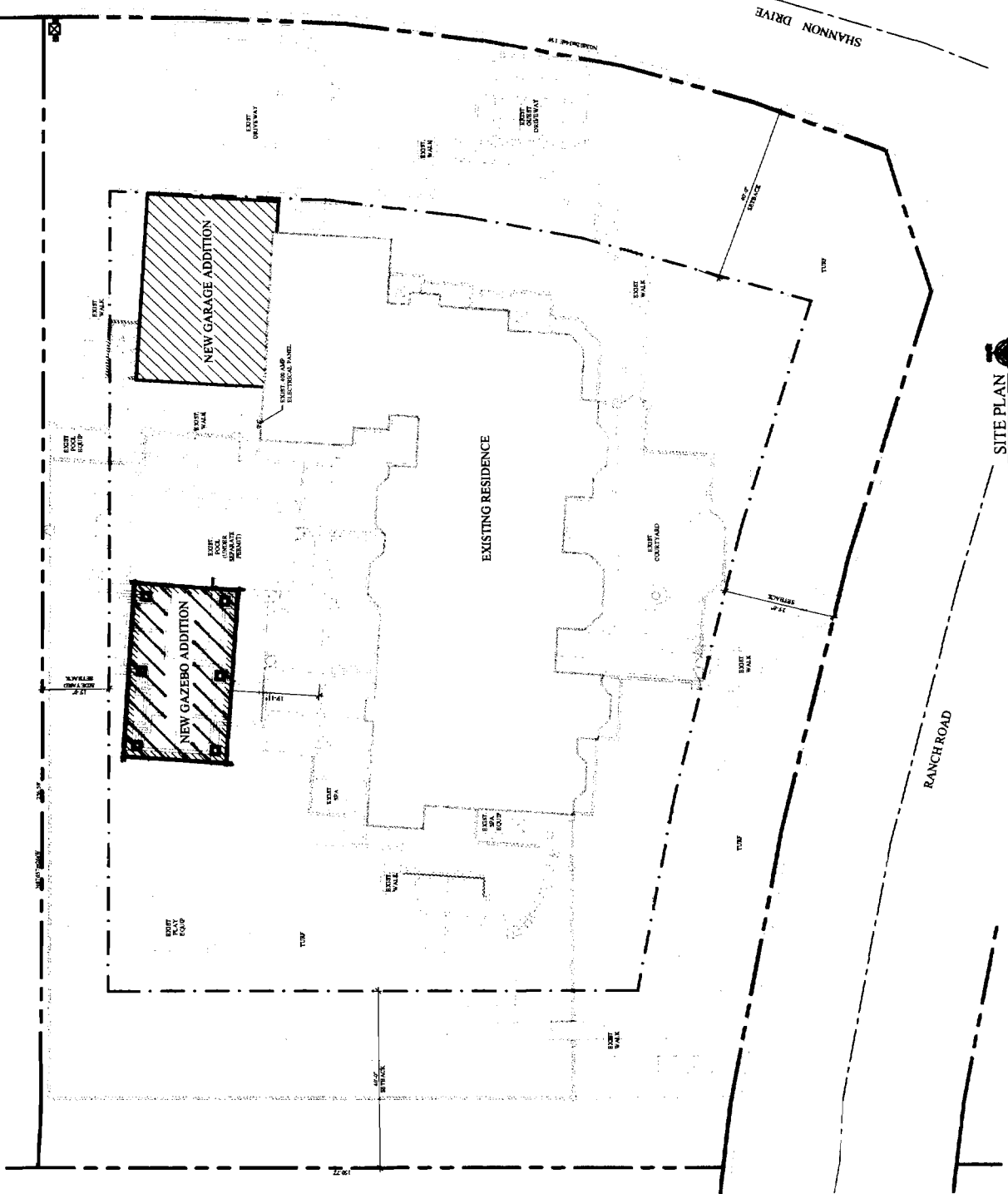
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SITE PLAN
SCALE: 1/4" = 1'-0"

